

BYLAW 2185/D&P/03

BEING A BYLAW OF THE TOWN OF STONY PLAIN IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF ADOPTING THE LAKE WESTERRA ESTATES AREA STRUCTURE PLAN

WHEREAS Section 633(1) of the Municipal Government Act 2000 enables the Municipal Council to adopt by bylaw an area structure plan for the purpose of providing a framework for subsequent subdivision and development of an area of land in a municipality;

AND WHEREAS the Lake Westerra Estates Area Structure Plan addresses the requirements of an area structure plan as outlined in Section 633(2) of the Municipal Government Act 2000;

NOW THEREFORE, the Council of the Town of Stony Plain in the Province of Alberta, pursuant to authority conferred upon it by the Municipal Government Act 2000 enacts as follows:

1. That this bylaw shall be cited as the "Lake Westerra Estates Area Structure Plan";
2. Schedule "A" attached hereto is hereby adopted as part of this bylaw.
3. That this bylaw shall come into force and take effect upon the date of third reading and signing in accordance with Section 213, Municipal Government Act 2000.

Read a first time this 26th day of May, A.D. 2003.


Public Hearing held 23rd day of June, A.D. 2003.

Read a second time this 23rd day June, A.D. 2003.

Read a third time this 23rd day June, A.D. 2003.



Mayor Donna Cowan



Randy Dubord, CMA
Director, Finance and Administration

Lake Westerra Estates - Area Structure Plan

1.0 INTRODUCTION

The lands formerly proposed for the expansion of the Westerra Campus have been purchased by a joint venture partnership managed by Qualico Developments (West) Ltd. The remnant lands of the original campus site with an area of approximately (70 acres) are designated in the Municipal Development Plan for future residential growth. These lands located along Golf Course Road and 79th Avenue together with an additional (70 acres) located to the West running along 79th Avenue towards Meridian Road form an area of land that is suitable for the development of a comprehensive residential neighbourhood. By building on the existing infrastructure of the former campus site there will be sufficient servicing capacity to serve a residential neighbourhood of approximately (140 acres). With the success of the initial subdivision stages of Westerra Estates and the consolidation of landholdings between Golf Course Road and Meridian Road, it is now possible to develop a comprehensive plan for the Westerra neighbourhood through the consideration of an area structure plan by Stony Plain Town Council.

2.0 PURPOSE

The Westerra Area Structure Plan provides the planning framework for the residential development of the lands located south of 79th Avenue, between Golf Course Road and Meridian Road (48th Street). The subject lands are to be developed by Westerra Developments Ltd. in partnership with Qualico Developments (West) Ltd. In accordance with the requirements of the Municipal Government Act and the Town's Municipal Development Plan, the Area Structure Plan describes the proposed land use pattern, population density, municipal reserve distribution, circulation system, infrastructure, staging and other relevant planning requirements that are needed to create a blueprint for the Lake Westerra Estates neighbourhood.

3.0 SITE CONTEXT AND DEVELOPMENT CONSIDERATIONS

3.1 Location and Urban Context

The Westerra neighbourhood is bounded by 79th Avenue on the north, Golf Course Road to the east and Meridian Road to the west. The municipal boundary of Stony Plain defines the southerly limit of the Westerra neighbourhood. Located within the southwest quadrant of the Town of Stony Plain the Westerra lands encompass approximately (210 acres) including the Westerra Campus Site (Alberta Environment Building and leased playing fields) and previously subdivided environmental reserve areas.

Westerra Estates is located in close proximity to the residential neighbourhoods of Willow Park and High Park along 79th Avenue. Lake Westerra, built originally as the storm water management facility for the Westerra Campus, is located in the northeast corner of the area at the intersection of 79th Avenue and Golf Course Road. The lake will be incorporated into the overall neighbourhood open space concept to serve as a major focal point with regional municipal significance.

3.2 Natural Features and Topography

The Westerra area is relatively low sloping with only slight variations in topography. The lands drain in a northeasterly direction with the western half of the area draining towards a low-lying area of natural wetlands located along 79th Avenue and the eastern half draining towards Lake Westerra. A series of treed gullies serve as natural drainage courses and are designated as environmental reserve. The majority of the lands have been cultivated for agricultural purposes for many decades. Soil conditions are described as a layer of topsoil underlain by silt and silty clay layers. Geo-technical investigations undertaken by J.R. Paine and Associates indicate that Westerra soils are typical to the conditions found in the Stony Plain area and are suitable for residential development.

Development of the Westerra Campus was initiated in the early 1980's. However, only one building of the proposed campus was actually constructed in conjunction with the excavation of Lake Westerra and the installation of underground utilities. Over the past twenty years there has been some naturalization of the lake shoreline, however, additional grading is required to enhance the existing shoreline and ensure that suitable soils are available to encourage the rooting of natural plant species.

4.0 DEVELOPMENT CONCEPT

The development concept for the Westerra lands is to develop a comprehensively planned residential neighbourhood with a diversity of housing types that enhances the natural and manmade features unique to the site. Natural tree stands, drainage courses and wetlands are incorporated into the overall drainage concept for the neighbourhood. These natural features will be enhanced and protected through their incorporation into the overall neighbourhood park and open space plan. Grading will be undertaken to improve the slopes adjacent to Lake Westerra and additional vegetation will be planted to assist in naturalizing the shoreline. In consideration of the significant attributes of Lake Westerra and the adjacent open space, a cooperative effort will be undertaken with the Town of Stony Plain to develop a regional park with trail connections in a naturalized setting.

In recognition of the community values and development objectives contained within the Municipal Development Plan, a mix of housing types will be integrated into the neighbourhood. The creation of a balanced high quality development that reflects Stony Plain's strong values, identity and quality of life is viewed as an important objective of the overall development and marketing of the Westerra neighbourhood.

Residential areas will be designed to ensure suitable separation from sources of noise and non-compatible uses. The location of roadways and other design elements will be used to integrate and connect the neighbourhood to the existing urban fabric of the Town. A collector roadway with boulevard plantings will provide the primary vehicular access throughout the neighbourhood with connections to 79th Avenue, Golf Course Road and Meridian Road. These major points of entry will be enhanced with high quality entrance features and landscaping. Local roads consisting of cul-de-sacs and crescents will connect to the collector roadway to provide cohesive residential cells or clusters with functional and safe internal circulation.

The development concept has evolved into a general land use plan that establishes the framework for a range of residential uses and densities within the Westerra Area Structure Plan. The concept incorporates the area's significant natural features, as well as the existing church site and Westerra Campus lands into a comprehensive neighbourhood within the Stony Plain community. The development of the Westerra Lands will benefit the Town of Stony Plain in a number of ways including the following:

- The creation of a viable neighbourhood through a mix of residential housing types and densities;
- The preservation and enhancement of significant wetlands and tree stands;
- The integration of parks and natural areas through an open space network with provisions for a neighbourhood trail system with linkages to the Town's comprehensive trail network;
- A proposed land use pattern and development density that will provide for balanced growth with a choice of housing options within a defined neighbourhood and community setting.

4.1 Residential

Approximately 52.5 hectares (129.71 acres) of land is to be developed for a range of low density housing types. An additional 1.50 hectares (3.69 acres) is designated for medium density development, with a 1.21 hectare (3.0 acre) site located along 79th Avenue and a 0.29 hectare (0.69 acre) site located along Westerra Boulevard near Lake Westerra. Each of the medium density sites is located adjacent to parkland to provide additional amenity space for the residents and direct access to the neighbourhood trail system. Low-density residential areas will be developed as a series of cohesive cells or clusters that are located to maximize exposure to the neighbourhood network of parks and open space. The individual residential clusters will be further linked through the trail system and local road network. Urban design elements such as uniform fencing and landscaping will be utilized to create a cohesive neighbourhood streetscape. Architectural controls will be implemented by the developer to address issues regarding massing, exterior detailing and colour.

To provide diversity and flexibility within the neighbourhood, a range of lot widths will be offered throughout the various residential clusters. Lot widths and housing densities will be as determined by the requirements of the Stony Plain Land Use Bylaw. Incorporating areas of R1B and R1C zoning within the neighbourhood, will encourage diversity in housing types and affordability. Development of residential clusters with a variety of housing types will promote a heterogeneous neighbourhood with an attractive and safe pedestrian environment. To ensure a greater sense of community, an integrated trail system and overall transportation network will be designed to provide linkages between the residential clusters, neighbourhood amenities and municipal facilities.

4.2 Population Density and School Generation

The proposed mix of low and medium density residential dwelling units will provide a range of housing types and tenure. Residential densities of approximately 15.2 units per net hectare (6.2 units per net acre) are anticipated. The estimated population of the Lake Westerra Estates

neighbourhood, assuming a total build-out of 875 units and a population density of 3.1 persons per unit, is expected to be 2,710 persons. The resulting school generation projections for the neighbourhood is expected to be 570 students based on a generation factor of 0.65 students per dwelling unit.

4.3 Parks and Open Space

The primary focus of the parks and open space concept for the neighbourhood is to enhance the lands adjacent to Lake Westerra and provide linkages to natural amenities that exist in the area. Through the preservation of wetlands and tree stands, these natural amenities will be integrated into an overall network of neighbourhood parks and natural open space that links the community together. A set of pedestrian walk lights is proposed at the intersection of Westerra Drive and 79th Avenue to provide for the trail linkage to areas north of Westerra. Passive recreational opportunities will be enhanced with the development of Lake Westerra as a regional park. Additional opportunities for residents to enjoy the pursuit of bird watching, hiking or other passive recreational activities will be created through the preservation of two significant wetland areas. The first wetland area located in the southwest corner of the neighbourhood will be preserved in order to ensure that the natural flow of overland drainage from the south of the Town is maintained. The second wetland area, located along 79th Avenue, accommodates all the overland flow from the existing Westerra lands and is an extension of the Atim Creek Natural Area located to the north of 79th Avenue.

Active recreational facilities will be provided on lands leased to the Town by the Provincial Government. Ball diamonds and soccer fields are being developed on lands located immediately north of the Westerra Campus building and adjacent to Golf Course Road. Qualico Developments and Stantec Engineering provided design assistance to the Town in a cooperative effort to develop the playing fields. Development of the playing fields will be enhanced by the installation of playground equipment on parkland located to the north of the playing fields and adjacent to Westerra Boulevard.

4.4 Municipal and Environmental Reserve Dedication

Municipal Reserve will be provided throughout the neighbourhood in the form of parks and open space to augment the natural amenities of the area. In accordance with the provisions of the Municipal Government Act, municipal reserve will be provided in the form of land for approximately 50% of the entitlement owed to the Town. In consideration of the significant amount of open space that exists within the Westerra area, cash-in-lieu will be offered for the balance of the entitlement.

A significant amount of environmental reserve was previously dedicated in conjunction with the original subdivision for the Westerra Campus site. Additional lands located in the southwest will be dedicated as environmental reserve to preserve the natural wetland in the area. Within the Lake Westerra Estates neighbourhood the total amount of natural area preserved through the dedication of environmental reserve is approximately 10.5 hectares (25.94 acres).

5.0 SERVICING

In 2000 a servicing analysis of the Westerra Campus lands was undertaken by Stantec Engineering and submitted to the Town of Stony Plain for review. The analysis indicated that there was sufficient capacity to service the undeveloped Campus lands for residential purposes. Preliminary servicing plans were submitted indicating that existing underground utilities could be utilized with minimum alterations to service the initial stages of residential development. As development progressed in a southwesterly direction, the existing services would be extended with each subsequent stage.

With the extension of the planning area to Meridian Road, a review of the earlier analysis was undertaken in 2002 to ensure that there would be sufficient sewer capacity to service the entire plan area. The findings indicated that there was sufficient sewer downstream capacity but due to grade a second sewer line would be required. In addition, a new storm water management facility would be required to handle the additional overland flows.

6.0 TRANSPORTATION

To accommodate the transportation requirements for the Lake Westerra Estates neighbourhood, a major collector road will wind its way through the plan area acting as a spine to provide linkages to the various residential clusters. Westerra Drive will be constructed to major collector road standards and will have boulevard landscaping, as well as separate walks on both sides. Local roads such as cul-de-sacs and crescents will connect to Westerra Drive. Access will be provided from 79th Avenue and Meridian Road to the west. A third access will be constructed on Golf Course Road to the east with the development of Westerra Boulevard as a minor collector. All roadways will be constructed in accordance with the Town of Stony Plain's Engineering Standards. A shared access off of 79th Avenue is proposed to service the future multiple family site and the existing church site.

7.0 STAGING

It is expected that the Lake Westerra Estates neighbourhood will be developed over the next 10 to 15 years depending on market conditions. The initial staging of development utilized a considerable amount of the existing servicing infrastructure installed in the construction of the Westerra Campus building and Lake Westerra. Further development stages will proceed in a southerly direction as servicing is extended along Westerra Drive. Early stages will also incorporate the extension of Westerra Boulevard in an east/west direction. All staging will be undertaken in accordance with market conditions, as well as the logical placement and direction of servicing.

8.0 IMPLEMENTATION

The Area Structure Plan for Lake Westerra Estates will create the planning framework in how the neighbourhood will be developed. Pursuant to Section 633(1) of the Municipal Government Act, the Town of Stony Plain Council shall choose to adopt this planning document as a

municipal bylaw and as the Lake Westerra Estates Area Structure Plan. Council may, from time to time, choose to amend this area structure plan. In conjunction with the bylaw amendment process, there is an opportunity for public participation during the required public hearing process. Land use reclassification and subdivision will be undertaken in accordance with market demands and will be submitted to the Town ensuring that the lands are developed in a logical and sequential manner.

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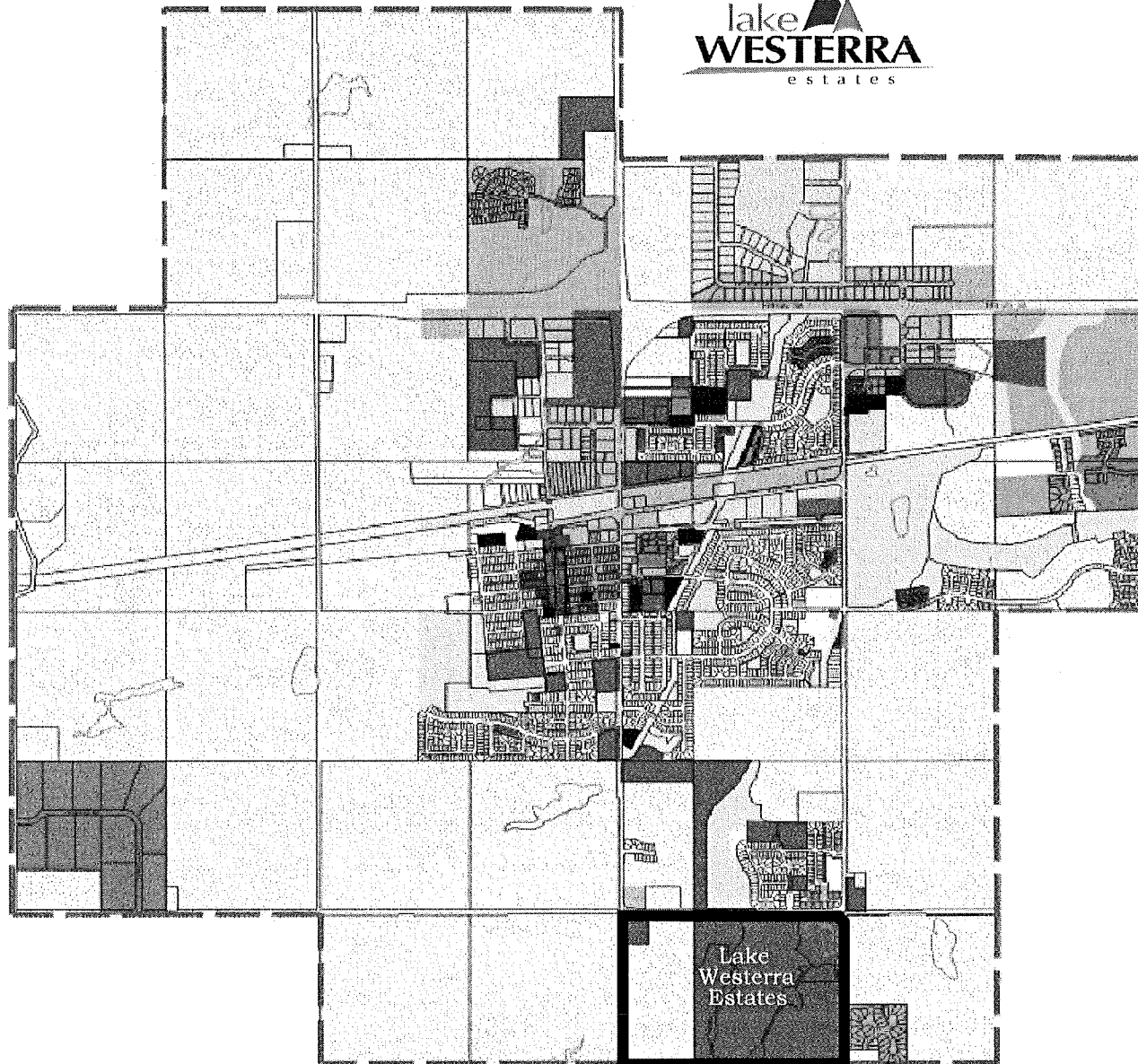


FIGURE 1
LOCATION PLAN



FIGURE 2
SITE CONTEXT



79 Avenue



FIGURE 3
SPOT ELEVATIONS

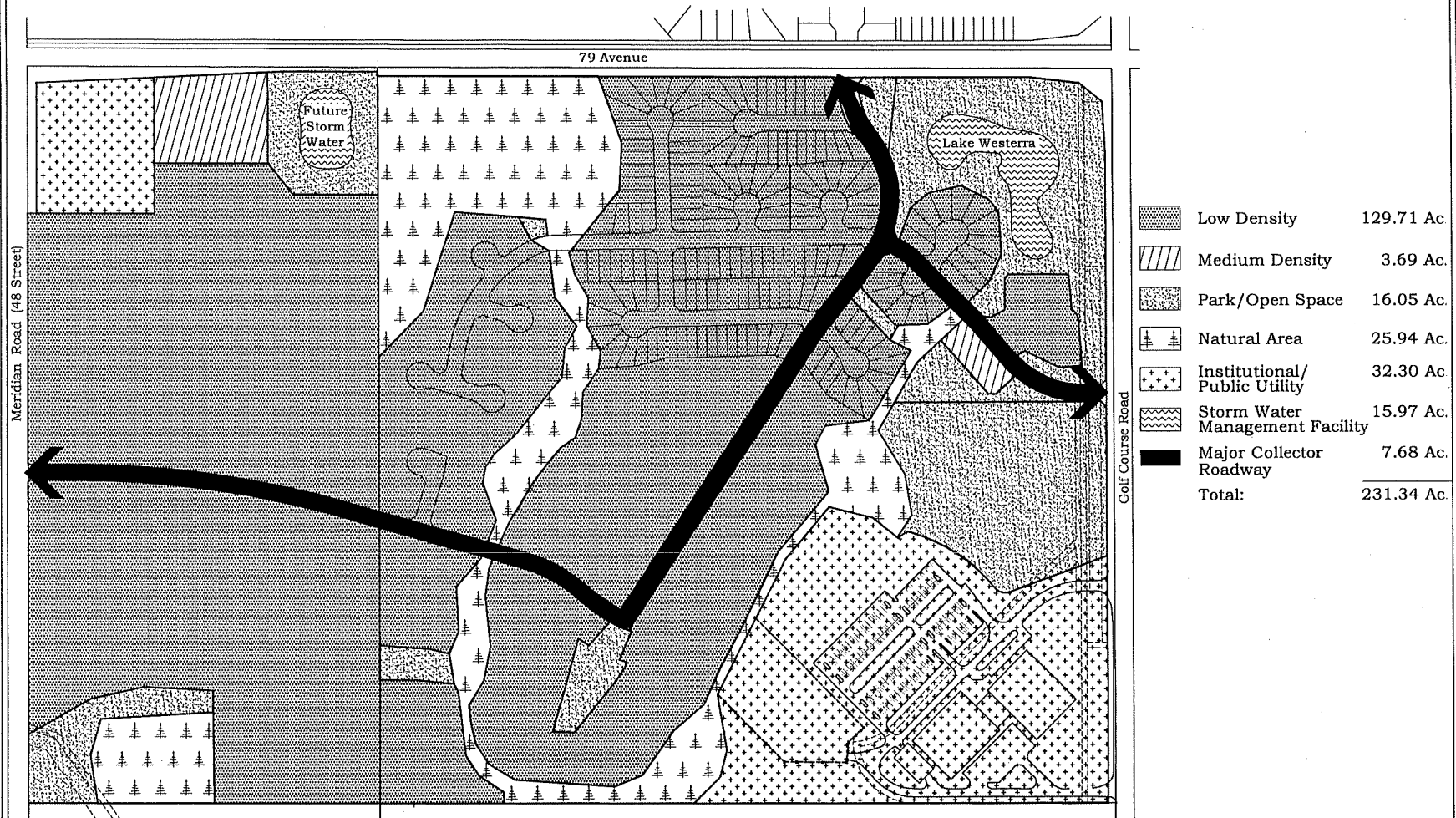
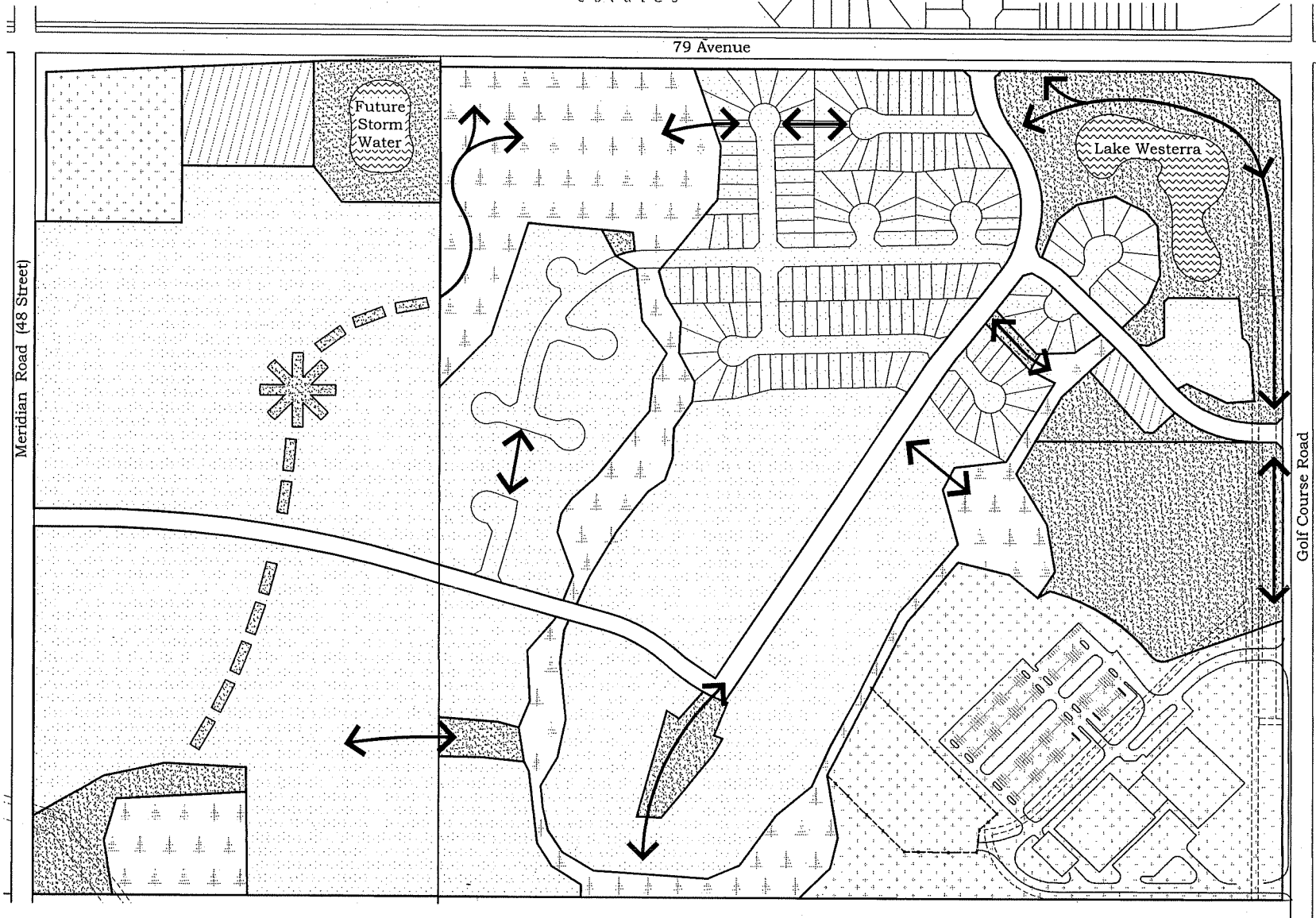


FIGURE 4
DEVELOPMENT CONCEPT



OPEN SPACE



TRAIL/WALKWAY
LINKAGE



FUTURE NEIGHBOURHOOD PARK
*(FINAL LOCATION TO BE
DETERMINED AT DESIGN STAGE.)



FUTURE LINEAR PARK

FIGURE 5
OPEN SPACE PLAN



Existing 600 Sanitary line
North to Regional System

79 Avenue

Future
Storm
Water

Existing 300 Sanitary

Lake Westerra

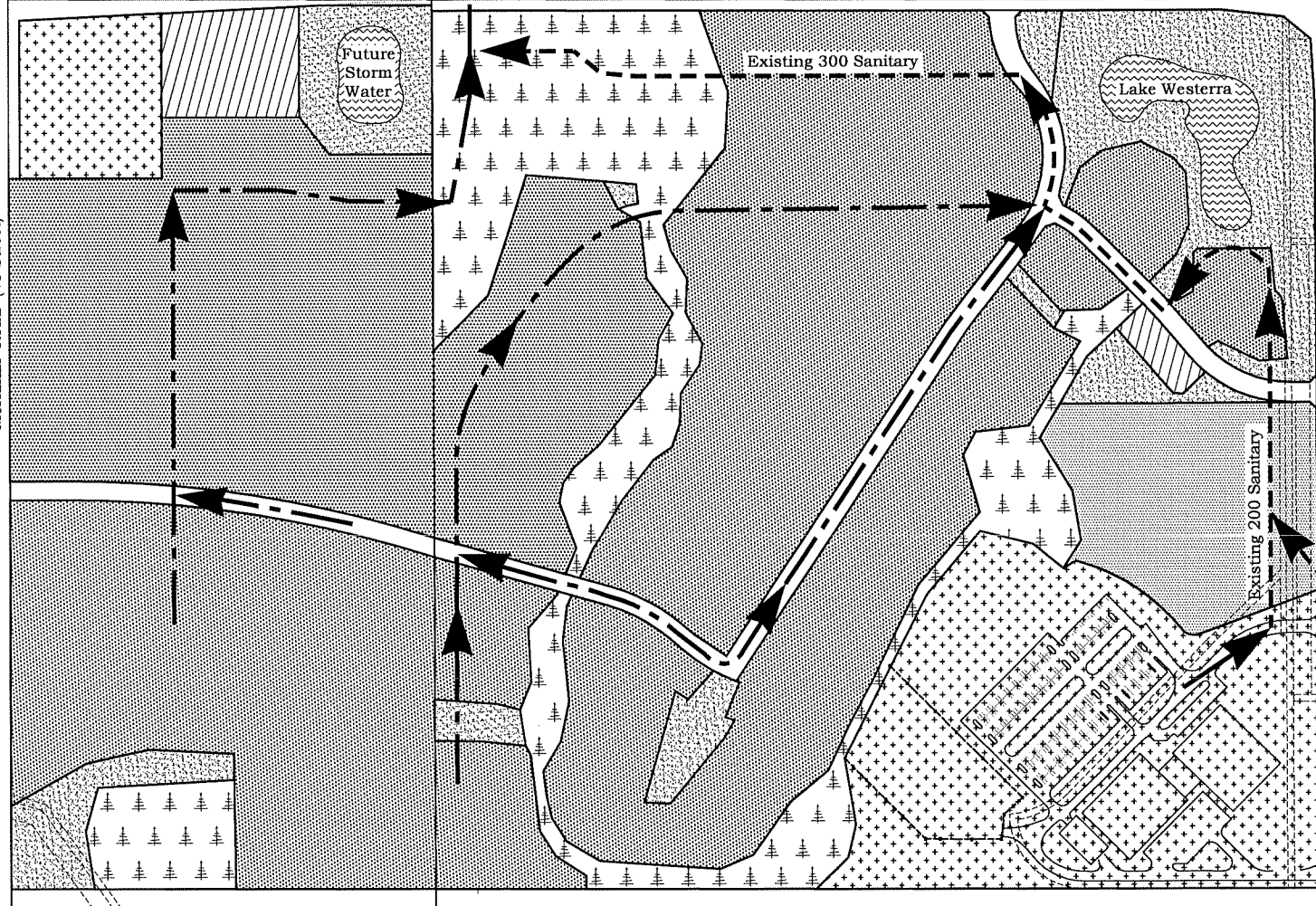
Meridian Road (48 Street)

Golf Course Road

Existing 200 Sanitary

- EXISTING SANITARY SEWER
- - - PROPOSED SANITARY SEWER

FIGURE 6
SANITARY SEWER SYSTEM



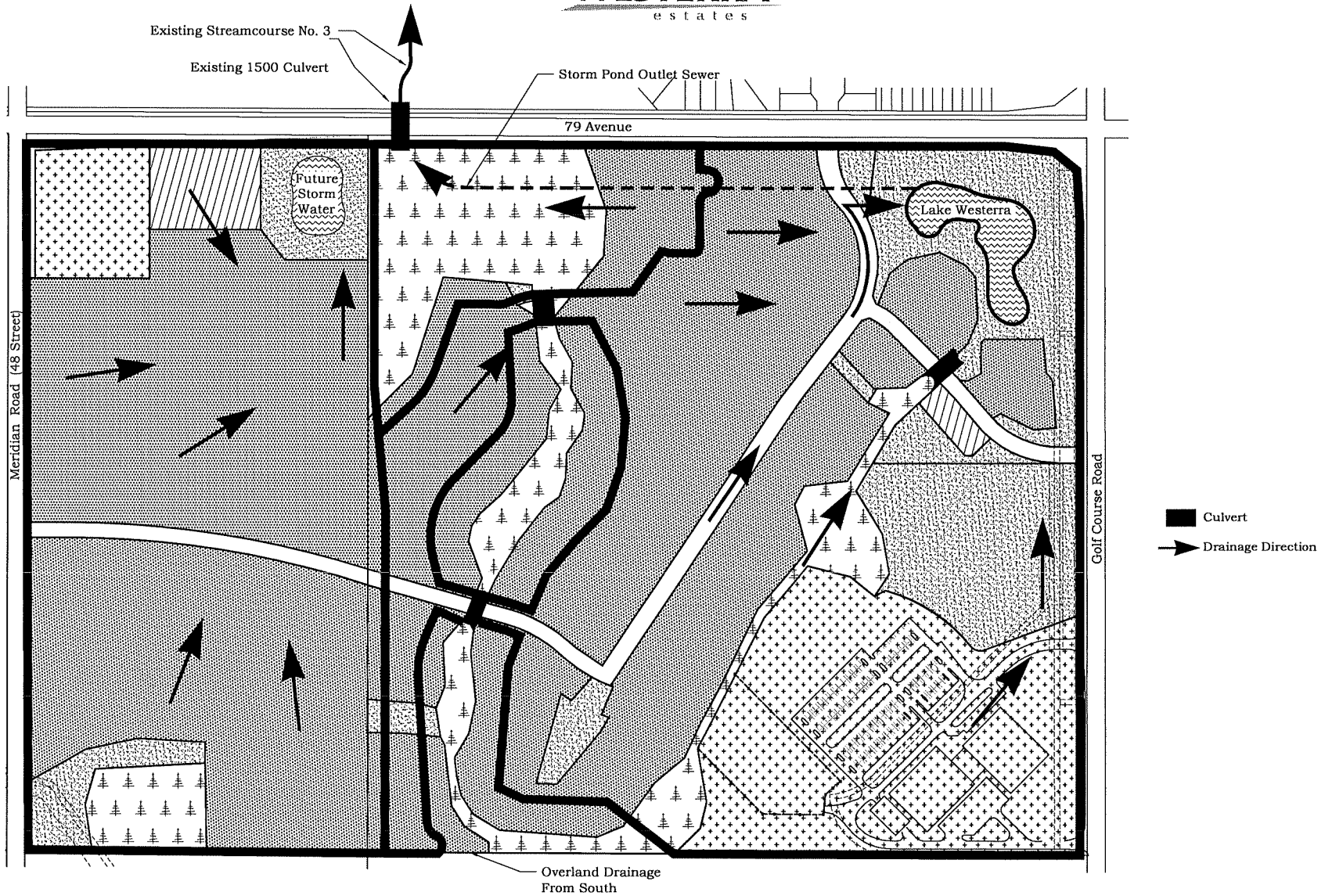


FIGURE 7
STORMWATER MANAGEMENT SYSTEM

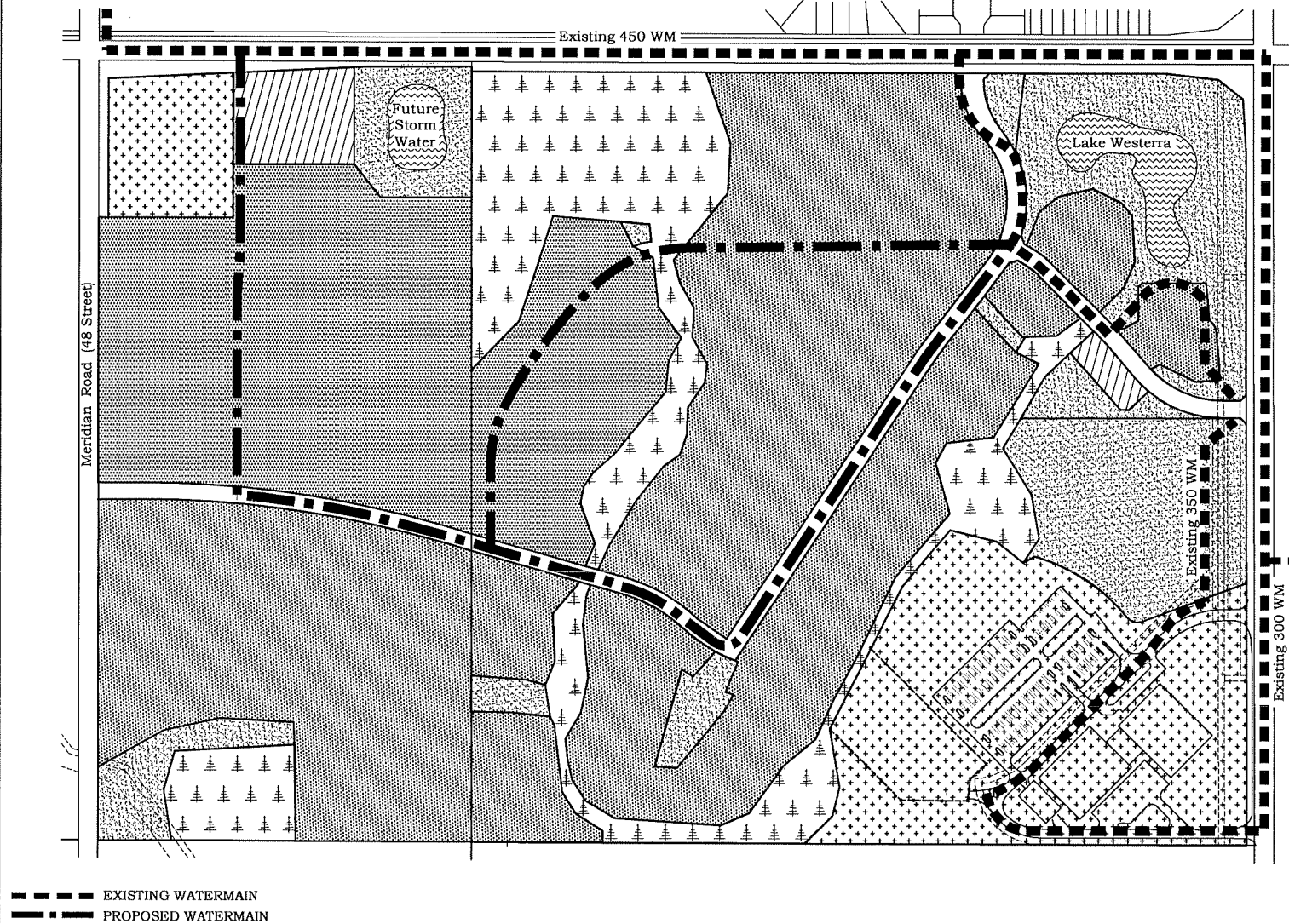
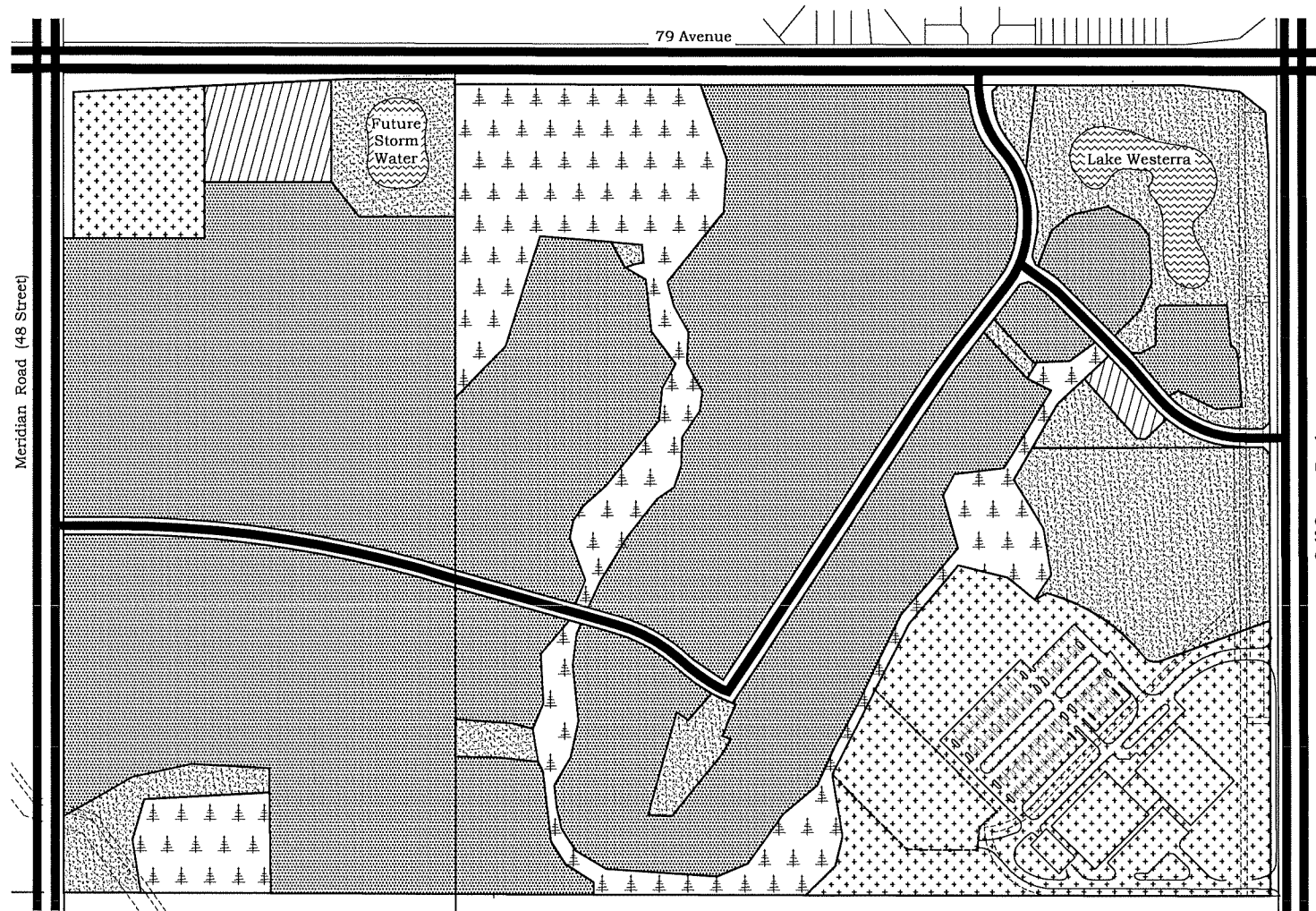


FIGURE 8
WATER DISTRIBUTION SYSTEM





-  MAJOR ARTERIAL ROADWAY
-  MAJOR COLLECTOR ROADWAY

FIGURE 9
TRANSPORTATION SYSTEM

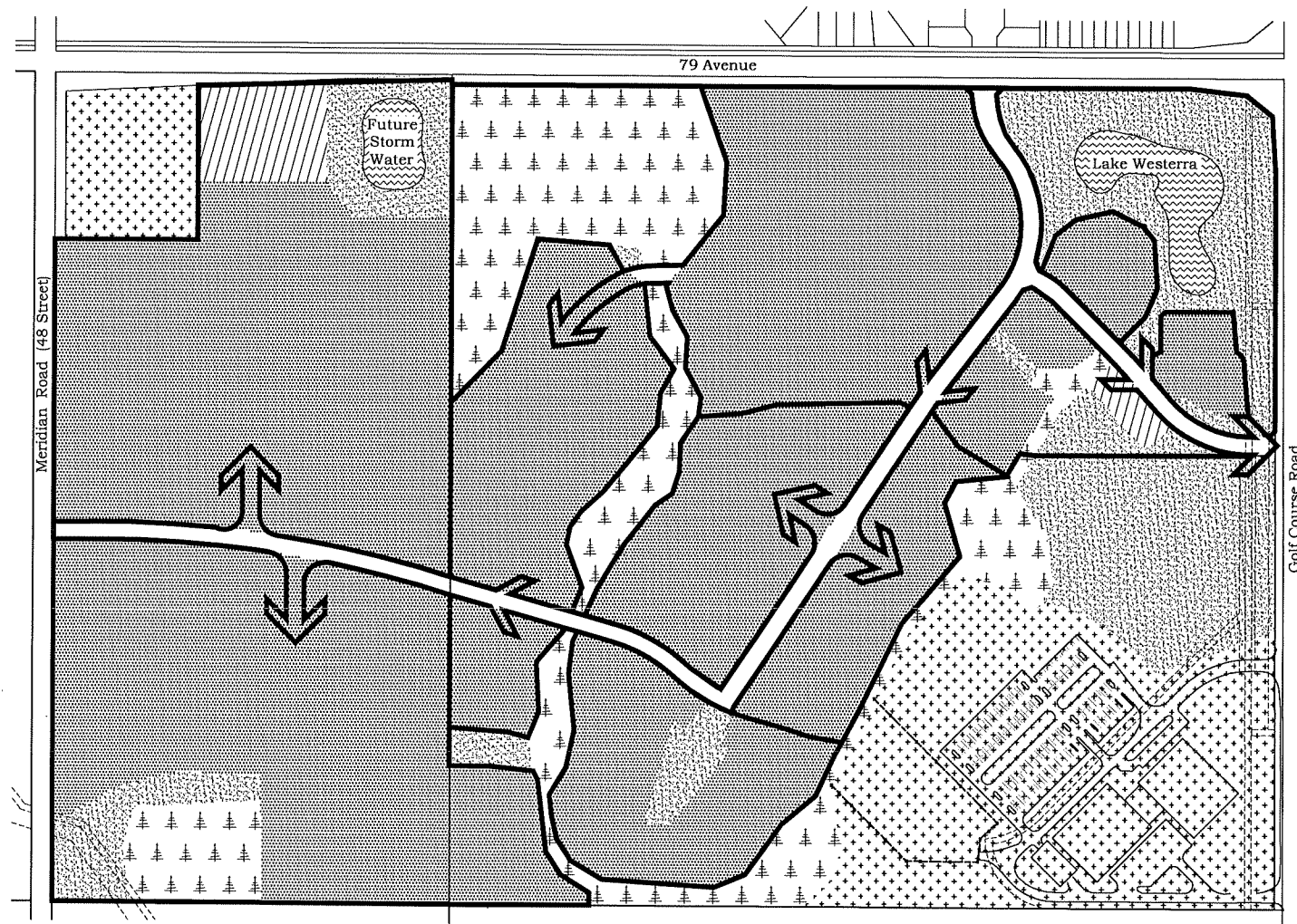


FIGURE 10
DEVELOPMENT STAGING